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**Penbeagle Crescent,
St. Ives**

**£300,000
Freehold**





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Property Introduction

Offered to the market with no forward chain, this lovely home is presented to a good standard.

The well proportioned accommodation briefly comprises living room, kitchen and utility to the ground floor with two double bedrooms and the family bathroom upstairs.

The property is well positioned for the local amenities and schools.

The property has double glazing and is warmed via gas central heating.

Location

St Ives is a historic town famed for its beaches like Porthmeor for surfing and family-friendly Porthminster, which sits alongside its famous art scene and stunning coastal walks with scenery that inspired Rosamunde Pilcher and Virginia Woolf, amongst others.

St Ives has a wide range of outdoor activities including surfing, paddle boarding, tennis and golf, to name a few. St Ives is a World-famous art scene and is home to The Tate, Barbara Hepworth Museum and Sculpture Garden, St Ives School of Painting, St Ives Arts Club, Leach Pottery and much more.

ACCOMMODATION COMPRISES

Double glazed panel door to:-

ENTRANCE HALL

Understairs storage cupboard. Stairs rising to first floor. Doors off to:-

LIVING ROOM 17' 0" x 10' 9" (5.18m x 3.27m) maximum measurements

Double glazed windows to front and rear. Television point. Telephone point. Two radiators. Inset spotlights.

KITCHEN 10' 11" x 10' 0" (3.32m x 3.05m)

Fitted with a modern range of cream wall and base cupboards with roll edge work surfaces over incorporating a stainless steel one and a half bowl single drainer sink unit with mixer tap over. Built-in stainless oven with hob inset to work surface and extractor fan over. Complementary wall tiling. Tiled flooring. Double glazed window to rear. Radiator.

UTILITY ROOM 7' 3" x 6' 10" (2.21m x 2.08m)

Window to side. Tiled flooring. Wall mounted 'Worcester' combination boiler. Stainless steel single drainer sink unit with mixer tap over. From entrance hall, dog-leg stairs rising to:

HALF LANDING

Window to side gaining views over St. Ives town to St. Ives Bay.

FIRST FLOOR LANDING

Airing cupboard with slatted shelving. Access to loft space. Radiator. Doors off to:-

BEDROOM ONE 10' 11" x 10' 0" (3.32m x 3.05m)

Bulkhead storage cupboard. Double glazed window to rear. Radiator.

BEDROOM TWO 11' 1" x 10' 10" (3.38m x 3.30m)

Double glazed window to rear. Television point. Radiator.

BATHROOM

Fitted with a modern white suite comprising paneled bath with mains fed shower and glazed screen over, close coupled WC and vanity wash hand basin. Ladder radiator. Laminate flooring. Inset spotlights.

OUTSIDE FRONT

The front garden is mainly laid to lawn with a central palm tree.

REAR GARDEN

The rear garden is generous and mainly laid to lawn with flower and shrub borders enclosed by hedging. At the end of the garden there is a garden shed.

SERVICES

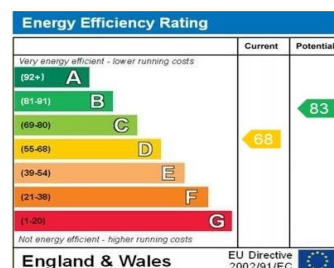
Mains electricity, mains drainage, mains water and mains gas.

AGENT'S NOTE

The Council Tax band for the property is band 'A'.

DIRECTIONS

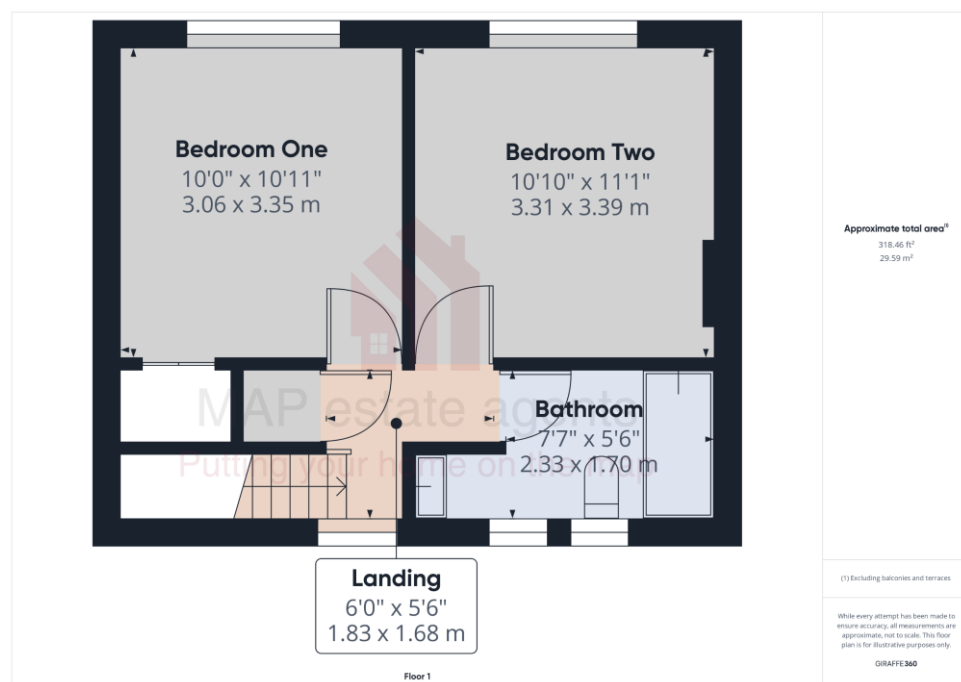
From St.Ives town proceed up The Stennack and at the top turn left just after the fire station on to Penbeagle Lane. Take the next turning left on to Penbeagle Crescent and the property will be seen towards the top on the left hand side. If using What3words highs.thrones.earphones





MAP's top reasons to view this home

- Semi-detached two bedroom house
- Well presented accommodation
- Gas heating and double glazing
- Generous rear garden
- Utility room
- No forward chain



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